085.0	0005	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	829,200 / 829,200
					USE VALUE:	829,200 / 829,200
					ASSESSED:	829,200 / 829,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAWSON CARL D--ETAL	
Owner 2:	DAWSON KAREN L	
Owner 3:		
Street 1:	22 CRESCENT HILL AVENUE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Vinyl Exterior and 1680 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	409,200		420,000	829,200
Total Card	0.138	409,200		420,000	829,200
Total Parcel	0.138	409,200		420,000	829,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 493.66 | /Parcel: 493.6

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct 53827

GIS Ref

GIS Ref

Insp Date 08/30/18

!6953!

PREVIOUS ASSESSMENT

Parcel ID 085.0-0005-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	409,200	0	6,000.	420,000	829,200	829,200	Year End Roll	12/18/2019
2019	101	FV	306,400	0	6,000.	414,000	720,400	720,400	Year End Roll	1/3/2019
2018	101	FV	316,000	0	6,000.	318,000	634,000	634,000	Year End Roll	12/20/2017
2017	101	FV	316,000	0	6,000.	300,000	616,000	616,000	Year End Roll	1/3/2017
2016	101	FV	316,000	0	6,000.	276,000	592,000	592,000	Year End	1/4/2016
2015	101	FV	299,300	0	6,000.	258,000	557,300	557,300	Year End Roll	12/11/2014
2014	101	FV	299,300	0	6,000.	237,600	536,900	536,900	Year End Roll	12/16/2013
2013	101	FV	299,300	0	6,000.	237,600	536,900	536,900		12/13/2012

PRINT

Date	Time
12/10/20	21:38:54

LAST REV

Date	Time
09/11/18	12:12:58
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6953

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20915-67		12/1/1990		152,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/6/2015	1739	Manual	1,361					
10/23/2003	915	Addition	89,000	C		G6	GR FY06	
8/25/1998	610	Wood Dec	15,000					WDK 12X23 REB PORC
9/3/1996	424	Manual	12,500					NEW V/S + GUTTERS

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	MEAS&NOTICE	BS	Barbara S
12/30/2008	Meas/Inspect	336	PATRIOT
6/27/2005	Permit Visit	BR	B Rossignol
4/15/2000	Inspected	264	PATRIOT
1/20/2000	Mailer Sent		
1/20/2000	Measured	276	PATRIOT
8/2/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	53827
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	35	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.32307684
Const Adj.:	0.99643499
Adj $ / SQ:	164.795
Other Features:	98750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	458692
Depreciation:	49539
Depreciated Total:	409154

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

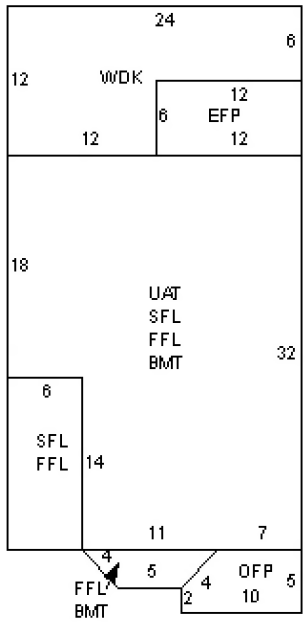
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	181.27
Special Features:	0	Val/Su Net:	147.57
Final Total:	409200	Val/Su SzAd	262.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	792	164.800	130,518
SFL	Second Floor	768	164.800	126,563
BMT	Basement	708	49.440	35,002
WDK	Deck	216	10.590	2,288
UAT	Upper Attic	171	100.520	17,190
EFP	Enclos Porch	72	64.810	4,666
OFP	Open Porch	46	43.840	2,017
	Net Sketched Area:	2,773	Total:	318,244
Size Ad	1560	Gross Are	3286	FinArea 1680

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

085.0-0005-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	